



CITY OF MORGAN HILL

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

PARKS AND RECREATION COMMISSION

REGULAR MEETING

JULY 19, 2005

**MORGAN HILL CITY HALL
Council Chambers**

**17555 Peak Avenue
Morgan Hill, CA 95037
408.779.7271**

Chair

Jeff Bernardini

Vice-Chair

Marilyn Librers

Commission Member

Mark Frederick

Commission Member

Jim Green

Commission Member

Laura Hagiperos

Commission Member

Katharine Hardt-Mason

Commission Member

Craig C. van Keulen

LIAISON

Sports Complex, SAC

Swim Teams

Youth Advisory, Endowment

IRC, Parks, Sports Complex

Swim Teams

CPRS

BTAC

IRC, Sports Complex

7:00 p.m.

CALL TO ORDER

ROLL CALL ATTENDANCE

Absent: Librers, Frederick, Hagiperos

DECLARATION OF POSTING OF AGENDA

Per Government Code 54954.2

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

None

REPORTS

- A. PARKS: Deputy Director Mori Struve
Community Park Master Plan and Environmental Impact Report to be presented to
Council August 3, 2005.

Struve announced that staff will take Community Park Master Plan will go to Council on August 3; also the environmental impact report. He encouraged Commission members to attend if possible.

BUSINESS

1. OUTDOOR SPORTS COMPLEX PRIVATE-PUBLIC PARTNERSHIP

Recommended Actions:

1. Review matrices to ensure that deal points have been recorded accurately;
2. Capture comments on lease payments deal point that was omitted from previous matrix;
3. PRC to define “community use” of the OSC and to determine if it should be labeled a “Sports Park”;
4. Staff to review revised phase one conceptual site plan with Coliseum footprint for comments;
5. PRC to discuss if the site plan should be re-addressed regarding field usage; and to
6. Provide any further comments for Council consideration at their July 27 meeting

The Commission completed recommended actions 1 and 2. The deal point regarding lease payments was not discussed at prior meetings. **The Commission agreed to staff’s recommendation on 5 year adjustments.**

Van Keulen suggested percentage rent be fixed, not over a designated minimum. Find out their projected gross sales and then calculate City’s portion.

The Commission agreed to staff recommendations on common area maintenance.

Lease rate: Coliseum proposed \$.06-\$.08 per sf = \$80k; City proposed \$150k. Van Keulen asked Coliseum to provide comparables on lease payments. **Commission agreed to \$150k annual income target.**

On the use of the OSC (recommended action 3):

The Parks Master Plan assumed community use of OSC; sports groups have requested designating the OSC as a sports park primarily intended for team use.

Van Keulen proposed labeling the OSC as a sports park but thought that not inconsistent with community use. Youth sports groups would not have exclusive use of facility. Community use is to be arranged through coordinating body of youth sports groups.

Hardt-Mason suggested calling it a community sports park.

Van Keulen: there needs to be a reservation process; teams from other communities should not predominate.

The Commission unanimously recommended name “Morgan Hill Community Sports Park.”

Recommendation 4: Julie reviewed the Coliseum’s proposed location on the OSC site. Van Keulen asked about Coliseum facility fronting entirely on parking lot. Doug Payne replied that this is preferable from their perspective; they know the teams want east/west orientation but CSG hasn’t heard this is a requirement. Flexible in the location; it would be least complicated to build the orientation presented.

Tewes: City has not received input from architect on the impact of changing the orientation.

Consensus of Commission that they would like to see an alternative orientation and get input from architect at next PRC meeting.

Recommendation 5.

Bob Morris, MH Pony Baseball: Softball teams were part of initial planning for the OSC; were not active recently but had an opportunity to comment. Compromised in eliminating Colt field in order to allow two skinned reconfigurable fields, which reduces revenue opportunities. Want to include softball needs at site, but allocate according to participants. 800-900 kids in Pony Baseball. If reopen the configuration, would like to add another field and have public site only: no partnership with CRG. Sports groups have been meeting to have effective facility management of site and sufficient revenue. No interaction with MHYSA at this point; if this develops, chair should recuse himself.

Bob Benevento, MH Pony Baseball: concern about overuse of fields. Think accessibility should be monitored through a scheduled, controlled approach.

Hardt-Mason asked about number and use of skinned infields versus grass infields. Pony: for tournaments, preference is for baseball fields, benefits 900 kids instead of 70 kids involved in softball. Also discussed use of mounds in baseball and softball.

Van Keulen asked why four fields at Community Park are not sufficient for girls softball use; believed they were developed for that purpose even if they are multi use fields now. Can’t they be used for tournaments?

Softball: four fields are used for tournaments, but only for youngest players. Expense related to porta potties. OSC will have restrooms. Two tournaments per year now; would like four. Van Keulen asked about number of softball teams involved in tournaments.

Green asked about maintenance needs for skinned vs. turf infields.

Subcommittee members questioned whether the field use should be reevaluated when this was discussed by subcommittee over a year and a half time frame; softball representatives didn't stay involved.

Van Keulen: what does Pony recommend now? Subcommittee recommendation.

Pride representative: would like to use OSC for tournaments but understand softball fields exist already.

Mike McCarthy: drainage horrible at Community Park; other problems with fields.

Community Park being used by City, high school and private softball teams. Have never addressed adult team use of either OSC or Community Park fields.

Hardt Mason expressed concern that adult team needs not being met; should Council consider this?

Spier: Fields have been renovated at Community Park. There is no expectation that only youth will use those fields, but OSC has been oriented toward youth.

Van Keulen: Council has specifically identified youth sports needs in the OSC, not intended to address adult uses.

Rich, Pop Warner Football: support plan presented.

Green: desirable to have central scheduling ability. Asked for copies of minutes for subcommittee meetings.

The Commission asked the City Manager to comment on whether Bernardini should recuse himself from the Commission's discussion as he is a board member of Morgan Hill Youth Sports Alliance. Tewes discussed the distinction between legal conflicts and common sense conflicts. Legal conflicts are related to financial conflicts. Common sense conflicts are based on whether the decisionmaker believes they can evaluate the issues and make a fair and unbiased decision on the topic. The Council recently adopted a values-based approach to ethics, which included a common sense approach to conflicts.

Tewes: No group has been identified as operator at this point; do not have proposals from groups yet.

Bernardini: currently, everyone has a place to play.

Hardt Mason: need input from Commissioners Hagiperos and Frederick; can't say the site plan is in the best interest of the community without their history on this topic. Concerned about impact of not addressing adult needs and the impact that will have.

Green: think should move forward with proposed layout.

Van Keulen: have already addressed that OSC is a youth sports complex, not for adult use. **Moved to support current field usage design. Green seconded. Motion failed on 2-2 vote.**

Bernardini: need to have full discussion with all members; recommend tabling to next meeting.

Bernardini moved to table the issue, Hardt Mason seconded: failed 2-2.

Staff will report to the Council on 7/27; PRC made recommendations on business plan, and that PRC unable to reach a decision on the question of readdressing field usage.

Van Keulen moved to forward to Council recommendations on actions 1-4 and 6, and statement that the PRC wants project to move forward. No recommendation on readdressing field usage with intent for Commission to discuss in the future. Acknowledged that existing site plan will go forward to Council. Green seconded. Passed unanimously.

Recommendation 6.

Mt. Madonna YMCA Director Debbie Cupp asked how closely the PRC had looked at issue of Coliseum Group's proposal and impact on IRC's cost recovery; think City should study this, using outside consultant.

Van Keulen: CSG facility will focus on needs of competitive athletes.

Hardt Mason: this is addressed in deal points to be recommended by PRC.

Doug Payne listed the efforts that the CSG had taken to ensure their model didn't compete with IRC.

2. SWIM TEAM LANE ASSIGNMENT POLICY FOR THE 50 METER POOL AT THE AQUATIC CENTER

Recommended Action: Receive oral report from Commission sub-committee members Bernardini and Green on their recommendations for lane assignment, with the intent of recommending a long-term solution to City Council by their August 2005 meeting. Provide staff with direction on how to proceed.

Hardt Mason asked about facility usage from 5-7 am. Should take advantage of unused time on the schedule.

Van Keulen asked whether the subcommittee had evaluated establishing a City swim team. Bernardini responded that Green supported this, but the subcommittee recognized there wasn't time for staff to research and develop this before September.

What about keeping current distribution into September?

Not clear what specific lane distribution will be because do not yet have distribution of actual usage. Cards just started in June, so difficult to determine actual usage in off season.

Donna Cretcher: hoped for joint meeting; disappointed. El Toro Swim Club trying to move forward with use of Sobrato for majority of needs. Still want to use Aquatics Center as well. Typically only high school students and adults swim 5-7 am. Want to increase number of adult swimmers per lane. Have issue with joining Foundation because of questionable legal practices.

Green: impression that Foundation serves the AC, would like El Toro to support the Foundation. Cretcher: would support Foundation if reconfigured. Van Keulen: position on municipal team: none; haven't researched.

John Rick asked about municipal team. Would be superior to how the situation is being managed now. No long term policy on lane line allocations. Objected to recommendation on number of swimmers per lanes as interference in coaching style. First alternative for MH Swim Club to develop partnership with City.

Hardt Mason: seems like right direction but maybe more discussion is needed between teams.

Rick: have suggested several approaches since January but don't see their ideas moving forward. Had approach to discuss with El Toro but meeting didn't materialize.

Van Keulen asked El Toro whether they have a tentative agreement with Sobrato. Have put in a requisition order for facility use, originally wanted a lease agreement with Sobrato. Have not been able to move forward due to principal on vacation. School Board has to approve lease agreement. Concerned about not having a lease and then not having access to Aquatics Center. Want to be able rent space from AC when needed.

Van Keulen: concerned that teams aren't talking and addressing trust issue.

Cretcher: thought there would be a joint meeting to work through lane assignment; Bernardini stated his intent for a meeting was to give recommendation, not try to solve issues.

Hardt-Mason suggested that subcommittee meet again with teams and report back. Staff expressed concern about delay given the need to develop an operations plan and give to Council by August 3.

Makos would like to see El Toro there from September to January (ultimately, HS pools will not be available at that time).

El Toro: intent to have all use at Sobrato beginning in September; will work for them until water polo program works in a couple of years. Would have occasional needs at Aquatics Center.

Makos: could agree with this and would make sure El Toro has lanes when needed but want to have relationship with City so that they have priority and could work with the City on meeting the ability to preserve their own use.

Green: agree with this vision, but have concern about whether will get same level of community support.

Van Keulen motion:

Makos shall swim at AC and El Toro at Sobrato with El Toro using the AC as needed September – January and June – August long course in the morning. Use of lanes in those months will be determined by Makos working in conjunction with the City to ensure El Toro has fair use. Recommend that City explore municipal swim team and report back to the PRC for further consideration. Proposed use will stand until further recommendation by PRC. Green seconded.

Green amended the motion, adding:

Scheduling will be prioritized for City programs first and the City will have final say in scheduling. Amendment seconded by Van Keulen.

Hardt-Mason amended to strike “in the afternoons,” seconded.

PRC recommends that swim lane assignments for team practice at the Aquatics Center be established as follows:

The Morgan Hill Swim Club (Makos) shall swim at the Aquatics Center and El Toro Aquatics (Silicon Valley Aquatics) shall swim at Sobrato High School, with El Toro Aquatics using the Aquatics Center as needed September – January and June – August (long course in the morning). *(continues to next page)*

Use of lanes in those months will be determined by Makos working in conjunction with the City to ensure El Toro has fair use. Scheduling will be prioritized for City programs first and the City will have final say in scheduling.

The PRC further recommends that the City explore development of a municipal swim team and report back to the PRC for further consideration. These assignments will stand until further recommendation by PRC.

Approved unanimously.

3. CAPITAL IMPROVEMENT PROGRAM FUNDING FOR REGIONAL SOCCER COMPLEX

Recommended Actions:

- 1. Discuss Capital Improvement Program funding** for the regional soccer complex; and
- 2. Determine whether to make a recommendation** to the Council on the use of CIP funds designated for assisting construction of a regional soccer complex at Sobrato High School.

Van Keulen recommended that Council allocate money from regional soccer complex to OSC. Green seconded. Approved unanimously.

Hardt Mason asked whether some of \$980k should go toward softball field improvements at Community Park, with remainder going to OSC.

Van Keulen: virtually no City funding for OSC development.

Discussed implications giving all to OSC since \$980k would be more than needed for Phase 1; timing compared to improvements at Community Park. Hardt Mason proposed would serve a larger segment of the community if split money between projects.

4. SENIOR ADVISORY COMMITTEE APPOINTMENT

Recommended Action: Reappoint Keith Cram to the Senior Advisory Committee for a two year term expiring August 1, 2007

Unanimously reappointed.

5. APPROVAL OF MEETING MINUTES OF JUNE 21, 2005

Approved unanimously.

6. APPROVAL OF MEETING MINUTES OF JUNE 28, 2005

June 28 minutes approved unanimously, Green & Van Keulen abstained.

7. AUGUST MEETING SCHEDULE

Recommended Action: Determine date for August 2005 Parks and Recreation Commission Meeting.

Bernardini moved to cancel August meeting. Hardt Mason seconded, approved unanimously.

ANNOUNCEMENTS

REQUESTS FOR FUTURE ITEMS

ADJOURNMENT Regular Parks and Recreation Commission Meeting on September 20, 2005.